179.0	0006	0015.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,258,400 / 1,258,400
					USE VALUE:	1,258,400 / 1,258,400
					ASSESSED:	1,258,400 / 1,258,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		BROWNING RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOULDSTONE GONG KE &
Owner 2:	GOULDSTONE CHRISTOPHER
Owner 3:	
Street 1:	28 BROWNING ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEDIC ANDRADE DEVELOPMENT LLC -
Owner 2:	-
Street 1:	26 HORACE STREET
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry:
Postal:	02143

NARRATIVE DESCRIPTION

This parcel contains 8,050 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1955, having primarily Clapboard Exterior and 4153 Square Feet, with 1 Unit, 3 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8050.000	795,300		463,100	1,258,400
Total Card	0.185	795,300		463,100	1,258,400
Total Parcel	0.185	795,300		463,100	1,258,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.03 | /Parcel: 303.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	121923
GIS Ref	
GIS Ref	
Insp Date	05/25/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 179.0-0006-0015.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	795,300	0	8,050.	463,100	1,258,400	1,258,400	Year End Roll	12/18/2019
2019	101	FV	589,700	0	8,050.	463,100	1,052,800	1,052,800	Year End Roll	1/3/2019
2018	101	FV	589,700	0	8,050.	390,300	980,000	980,000	Year End Roll	12/20/2017
2017	101	FV	536,500	0	8,050.	357,200	893,700	893,700	Year End Roll	1/3/2017
2016	101	FV	184,800	0	8,050.	304,300	489,100	489,100	Year End	1/4/2016
2015	101	FV	183,900	0	8,050.	264,600	448,500	448,500	Year End Roll	12/11/2014
2014	101	FV	183,900	0	8,050.	244,800	428,700	428,700	Year End Roll	12/16/2013
2013	101	FV	183,900	0	8,050.	232,800	416,700	416,700		12/13/2012

!14120!

PRINT

Date	Time
12/11/20	03:59:51

LAST REV

Date	Time
09/19/17	09:32:06
apro	
14120	

USER DEFINED

Prior Id # 1:	121923
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEDIC ANDRADE D	67620-99		7/14/2016		1,305,000	No	No		
MUCCI MARION T,	65994-172		8/28/2015	Change>Sale	565,000	No	No		
MUCCI ALFRED II	52952-484		6/9/2009	Family	1	No	No		
MUCCI MARION T	40900-510		9/16/2003	Family	1	No	No		
MUCCI MARION	13145-76		4/17/1978	Family		No	No		
	99999-9904		1/1/1901		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/2/2016	213	Heat App	14,000					HVAC
10/29/2015	1669	Addition	152,000					
9/18/2015	1373	Demoliti	9,800		9/18/2015			Demo roof and inte

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2017	SQ Returned	MM	Mary M
5/25/2016	Permit Visit	PT	Paul T
5/25/2016	Measured	PT	Paul T
5/10/2016	Sales Review	PT	Paul T
11/12/2015	Permit Insp	PC	PHIL C
10/20/2008	Meas/Inspect	189	PATRIOT
1/5/2000	Meas/Inspect	264	PATRIOT
12/1/1981		GP	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8050		Sq. Ft.	Site		0	70.	0.82	7									463,050						463,100	

Total AC/HA: 0.18480 | Total SF/SM: 8050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 463,050 | Spl Credit | Total: 463,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G17	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	0.94323462
Const Adj.:	0.99989998
Adj $ / SQ:	117.893
Other Features:	142455
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	833642
Depreciation:	38348
Depreciated Total:	795294

COMMENTS

OF=BMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	3	HB	

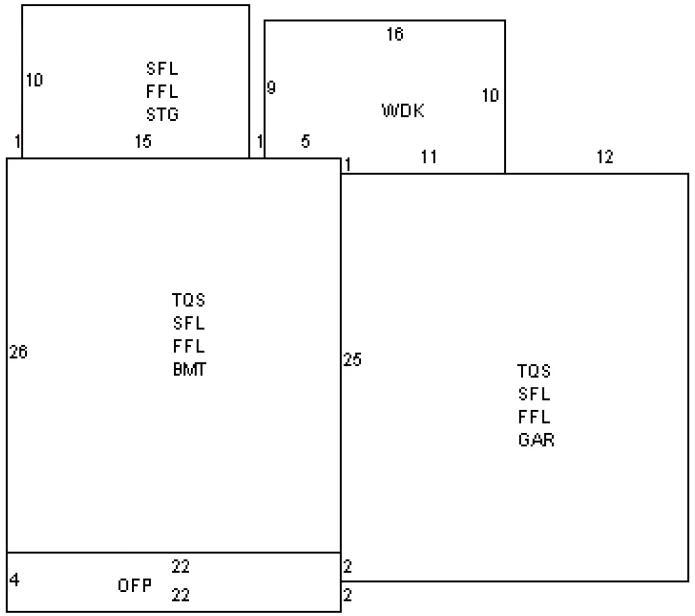
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	1
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	156.80
Special Features:	0	Val/Su Net:	153.92
Final Total:	795300	Val/Su SzAd	222.10

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,343	117.890	158,330
SFL	Second Floor	1,343	117.890	158,330
TQS	3/4 Story	895	117.890	105,484
GAR	Garage	621	19.020	11,814
BMT	Basement	572	77.370	44,254
WDK	Deck	155	12.450	1,930
STG	Storage	150	7.330	1,100
OFP	Open Porch	88	35.250	3,102
	Net Sketched Area:	5,167	Total:	484,344
Size Ad	3580.75	Gross Are	5465	FinArea 4153

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	100	V	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

179.0-0006-0015.A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc